

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Executive Member for Education
Date:	3 June 2015
Title:	Tower Hill Primary School, Farnborough
Reference:	6379
Report From:	Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. This report seeks approval to the project proposals for the permanent expansion of Tower Hill Primary School in Farnborough, at an estimated total cost of £3,200,000.
- 1.2. This project is required to provide additional pupil places at the school arising in response to increased pupil numbers in the local areas.

2. Scope of Work

- 2.1. It is proposed to permanently expand Tower Hill Primary School from 1 Form Entry (FE) to 2 FE.
- 2.2. It is proposed to build an extension to provide six new classrooms, a new staff room, a new Special Educational Needs (SEN) room, WC facilities and storage spaces. Internal refurbishment works to existing areas of the school are also included as part of the project proposals to create an additional teaching space.
- 2.3. Funding for the project was approved at the Executive Lead Member for Children's Services Decision Day on 21 January 2015 and this report outlines the available budget from within which the project must be designed and delivered.
- 2.4. Procurement approval for the project was secured at the Executive Member for Policy and Resources Decision Day on 24 July 2014.

3. Contextual Information

- 3.1. The school is located off Fowler Road in Farnborough. The school's net capacity is 210 and there are currently 239 pupils on roll. The project proposals will increase the school's capacity to 420 pupil places.

- 3.2. The works have been procured through the IESE South East and London (SEAL) Construction Framework for major projects tender process. It is anticipated that works will commence on site during October 2015 and complete during June 2016.
- 3.3. It is proposed that the contractor will access the school site by the vehicular entrance from Cody Road. The contractor's compound will be located adjacent to the proposed extension.
- 3.4. No deliveries or movements of vehicles will take place at the start or end of the school day, in order to avoid traffic conflict when pupils are arriving at or departing from the school. Due to the nature of the site it is proposed that local traffic arrangements be established to ensure the safe management of pupil and vehicular movements.
- 3.5. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users.

4. Finance

4.1. Capital Expenditure:

The Capital Expenditure has already been approved; the following tables outline the breakdown of its distribution across the project:

Capital Expenditure	Current Estimate	Capital Programme
	£'000	£'000
Buildings	2,747	2,747
Fees	453	453
Total	3,200*	3,200*

* The means by which the difference between the Current Estimate and the Capital Programme allocation is to be met are shown in the table below:

4.2. Sources of Funding:

Financial Provision for Total Scheme	Buildings	Fees	Total Cost
	£'000	£'000	£'000
1. From Own Resources			
a) Capital Programme (as above)	2,747	453	3,200
Total	2,747	453	3,200

a) *Building Cost:*

Net Cost = £2,615 per m²

Gross Cost = £3,247 per m²

b) *Furniture & Equipment:*

Included in the above figures is an allocation of approximately £135,000 for the provision of all loose furniture, fittings, equipment and I.T. (inclusive of fees).

c) *School Balances:*

The school has the following level of balances:

Published revenue balance as at 31 March 2014: £66,418.02

Devolved capital as at 31 March 2014: £6,330.21

4.3. Revenue Issues:

a) Overview of Revenue Implications:

	(a) Employees £'000	(b) Other £'000	(a+b) *Net Current Expenditure £'000	(c) Capital Charges £'000	(a + b + c) Total Net Expenditure £'000
Revenue Implications Additional + / Reductions	nil	nil	nil	176	176

b) *Energy Consumption:*

The estimated annual energy consumption for the new accommodation will meet that required by current Building Regulations.

5. Risk & Impact Issues

5.1. Please see Appendix B for a summary of the risk and impact issues considered in relation to the design of this project.

6. Details of site and existing Infrastructure

6.1. The existing school is a combination of single and two storey buildings with pitched roofs. Elevations are a combination of facing brickwork, timber cladding and painted metal and timber windows.

6.2. The existing mains services and drainage infrastructure at the site will be sufficient to accommodate the project proposals.

- 6.3. No permanent alterations to the main vehicular or pedestrian entrance to the school will be made as a result of the proposals.

7. Scope of the Project

- 7.1. The expansion works at Tower Hill Primary School will include:

- Six new classrooms
- A multi purpose teaching space
- An additional staff room
- An additional SEN room
- Staff and pupil WC facilities
- Internal and external storage
- A new plant room and server room
- Conversion of the community space to provide an additional classroom
- Conversion of existing storage space to administration offices
- Enlarging the existing staff room

There is also currently a temporary double classroom on site which will be removed upon completion of this project.

8. The Proposed Building

- 8.1. The proposed extension is designed to complement the form, character and scale of the original building. External walls will be facing brickwork with a plain tiled, pitched roof and aluminium windows.

9. External Works

- 9.1. The external landscape proposals at Tower Hill Primary School will include:
- Paved areas outside each new classroom.
 - New areas of planting and shrubbery.
 - Relocation of existing external play equipment to make way for the extension.
 - A new covered cycle storage area.

10. Car Parking

- 10.1. There will be additional staff car parking provided on the school site to accommodate the extra staff. This provision will be in line with the Hampshire County Council On-Site School Parking Guidelines (approved by the Executive Lead Member for Children's Services on 25 March 2013). One of these spaces will be fully accessible.

11. Planning

11.1. A planning application was submitted in March 2015.

12. Building Management

12.1. The existing building management arrangements will remain in place.

13. Professional Resources

Architectural) Culture, Communities & Business Services
Landscape) Culture, Communities & Business Services
Mechanical and Electrical)	Culture, Communities & Business Services
Drainage) Economy, Transport and Environment
Structural Engineering) Culture, Communities & Business Services
Quantity Surveying) Culture, Communities & Business Services
Construction, Design &) Culture, Communities & Business Services
Management Coordinator	

14. Consultations

14.1. The following have been consulted during the development of this project and feedback can be seen in overview in Appendix C:

Headteacher
School Governors
Children's Services
Executive Lead Member for Children's Services
Local County Councillors
Local Residents
Fire Officer
Access Officer
Planning Department
Crime Prevention Officer

15. Recommendations

15.1. That the Executive Member for Education gives approval to the project proposals for the permanent expansion of Tower Hill Primary School, at an estimated total cost of £3,200,000.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	yes
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Other Significant Links

Links to previous Member decisions:		
<u>Title</u>	<u>Reference</u>	<u>Date</u>
Direct links to specific legislation or Government Directives		
<u>Title</u>	<u>Date</u>	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

None

IMPACT ASSESSMENTS:

1. Equalities Impact Assessment:

- 1.1. An equalities impact assessment has been considered in the development of this report and no adverse impact has been identified. Access arrangements have been considered during the design stages of the project and have been improved.

2. Impact on Crime and Disorder:

- 2.1. The County Council has a legal obligation under Section 17 of the Crime and Disorder Act 1998 to consider the impact of all the decisions it makes on the prevention of crime and disorder in the County. The proposals in this report have no impact on the prevention of crime.

3. Fire Risk Assessment

- 3.1. Sprinkler systems shall be installed in new and refurbished buildings where appropriate, based upon a risk assessment methodology.
- 3.2. With respect to fire safety and property protection, the proposals have been risk assessed in line with the agreed Property Services procedures, and confirmed that the provision of sprinklers is not required in this instance.
- 3.3. The proposals will meet the requirements of the Building Regulations (BB100 Fire Safety in Schools), including enhancements beyond minimum provision, and are consistent with current fire safety legislation, the partnership arrangement with Hampshire Fire and Rescue Services, and are in line with the County Council's policy to manage corporate risk.
- 3.4. The project proposals include the following fire safety and enhanced features:
 - Additional automatic fire protection, with full (24/7) remote monitoring.
 - External finishes specified as fire resistant.
 - Reduced fire compartment sizes.
 - Consideration of secure by design principles including specific site security, external lighting etc.

4. Health and Safety

- 4.1. A designer's risk assessment and a design health and safety plan, in accordance with the Construction Design and Management Regulations, have been undertaken for the proposed scheme.

5. Climate Change:

- 5.1. The project will incorporate the following sustainability features:
 - A highly insulated building envelope for the extension including high performance windows, doors and roof lights to reduce energy consumption.

- A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained.
- Energy efficient lighting and heating controls, as each light fitting will be day-light linked with absence detection to ensure the minimum energy is used.
- External lighting to provide safe access and emergency escape routes that will be carefully designed to prevent light pollution to avoid nuisance to residential properties.
- Low water-consumption sanitary installations.
- Natural ventilation to main spaces.
- Provision of good levels of day lighting to all teaching areas to reduce the need for artificial lighting and energy use.
- Strategic placement of solar shading over large glazing areas to avoid summer time overheating.
- The use of timber from sustainable sources.
- The inclusion of solar PV panels in line with the County Council's policy for new extensions to schools.

FEEDBACK FROM CONSULTEES:**OTHER EXECUTIVE MEMBERS:**

Executive Member & Portfolio	Reason for Consultation
Councillor Keith Mans, Executive Lead Member for Children's Services	Portfolio Holder

OTHER FORMAL CONSULTEES:

Member/ Councillor	Reason for Consultation	Date Consulted	Feedback
Councillor John Wall	Local Member for Farnborough South	13 April 2015	Councillor Wall has requested that his full support for the project is registered.
Councillor Mark Staplehurst	Local Member for Farnborough West	13 April 2015	